

A Regular meeting of the Board of Selectmen was held on August 28, 2007 in the Main meeting room of the town hall beginning at 7:30 p.m. Mr. DeNapoli and Mr. Caron were absent. The following members were present

Chris Timson, Acting Chairman
Catherine Winston
David Sullivan

Also present:
Michael Boynton
James Johnson

Mr. Timson called the meeting to order.

ANNOUNCEMENTS

Mr. Boynton informed the public there is still an opening for a school committee member for Tri County Vocational School. It is a joint appointment with the School Committee Chairman, Board of Selectmen Chairman and Town Moderator.

On September 9th there will be a Fishing Derby at Whites Bridge.

July 2007 employee of the month is Joy Idman. Congratulations to Joy.

Little league celebration is September 8th at noon. On September 4th there is something going on at the State house. That is at noon at the Nurses Hall. They will go on a duck tour. They will meet with the Governor and representatives.

7:30 p.m. RFP, Permitting process

Mr. Johnson reported that back at the Spring Town Meeting the Town adopted the permitting process. The town received a grant and some of the funds were used for updating permitting software. This is the usage of the grant funds.

The Town requested proposals back in July and received a lot of responses. These two companies impressed us. We invited them in on the 15th August and asked them questions. We decided to split the award. Mr. Walsh checked their references.

MOTION moved by Mr. Timson to award RFP 2008-02 for permitting process to Cecil group in the amount of \$45,000, seconded by Mr. Sullivan VOTED 3-0-0

MOTION moved by Mr. Timson to award RFP 2008-03 for Priority Development Sites to VHB in the amount of \$40,000, seconded by Mr. Sullivan VOTED 3-0-0

Fall Town Meeting Warrant

Mr. Boynton reported there are 12 articles on the warrant. Only one private petition from Mr. Zarba. He went on to discuss the housing production plan, we are not sure if it will be available for this Town Meeting. We will have that moving forward. There may be a need for a special town meeting in late Fall to deal with zoning and maybe a 40R project. It may be something that comes up. We are asking you to close the warrant. The Board may open the warrant if need be.

MOTION moved by Mr. Timson to close the Fall Town Meeting warrant, seconded by Mr. Sullivan , VOTED 3-0-0

One Day Liquor License, Knights of Columbus

MOTION moved by Mr. Timson to approve this one day Liquor License for September 22, 2007 for Knights of Columbus, seconded by Ms. Winston VOTED 3-0-0

Alzheimer's Association Memory Walk

MOTION moved by Mr. Timson to approve the request to hang the banner for the Alzheimer's Association walk, seconded by Mr. Sullivan, VOTED 3-0-0

Agreement to modify Surety Agreement, Pinebrook Subdivision

Mr. Boynton discussed the Pinebrook subdivision off 109. The Board is aware this is an ongoing issue. The roads have never been accepted by the town or completed to town standards. We have tried to get the developer to come back and complete the subdivision. We tried to get the money released. The bank refused to allow the withdrawal. So we could go to court or simply recognize to come to an agreement with the developer. Bring the remaining funds to the town and can only be utilized by town meeting vote. The agreement has to be signed by both Selectmen and Planning Board. The developer would not be required to come back to fix it. The option is to take the funds, complete what we can with the \$130,000 or make additional repairs and seek additional funds through a form of a betterment reimbursement from neighbors. We still have more work to do. The agreement has been drafted by town counsel. The board would vote subject to the final approval of the Planning Board.

Mr. Timson questioned how many residents are there living there? Mr. Timson is concerned about the residents living on these roads and wants to be sure that they are aware of what is going on. Mr. Boynton explained that there are zero obligations from the Town to complete this. We recognize there is a safety issue. How we go about obtaining the additional funding, whether a betterment fee would be acceptable. We are not ready to get into the final discussion. If there had been an option to go after developer further to complete the road or provide additional funding, that option has long since past.

We can send a letter to the Planning Board that we defer to their first activity before you take action, as the Board wants to be sure that the abutters are notified.

8-24 Transfer of Cemetery Lots

Alice Knowles is the current owner of graves 11-14 Lot F in the Maple Grove cemetery. She has recently passed away and the son is the Executer and asks that they be transferred into his name.

MOTION moved by Ms. Winston that graves 11-14, Lot F in the Maple Grove cemetery be transferred to Mr. Glenn E Knowles, seconded by Mr. Sullivan, VOTED 3-0-0

8-25 Sewer Rate Relief Fund-FY2008

The Board is being asked to sing the application for distribution from the sewer rate relief fund. This fund was created in 1993 to reduce the cost of sewer service in the Commonwealth. The Town is expected to receive an award of \$7,536.

MOTION moved by Mr. Timson to sign the sewer rate relief fund application, seconded by Ms. Winston, VOTED 3-0-0

Walpole Little League parade, we have worked with Bruce Cameron and we are set to go on 12 noon, the route is being finalized, looks like from BMS to the center of Town for a brief ceremony. It looks very good at this point. The Chamber has been very active. The even is being coordinated with Josh Cole.

MOTION moved by Ms. Winston to allow the Little League parade on September 8, 2007, seconded by Mr. Sullivan, VOTED 3-0-0

Town Administration Update

South Street Road Improvement: This would involve your Board as road commissioners. It may come before you shortly for comments or action.

Summer St Railroad crossing: That crossing is in need of repair. Jim Gordon has set us up with a person from CSX. They are not going to be doing full track upgrades, but are talking about working with us to improve the crossing.

Housing production Plan: Had a good meeting with Horsley Whitten group. Mr. Boynton is looking for approval for standard contract amendment form from the Board. Mr. Boynton would like to send out a letter to the rental owners to determine what their current rental levels are. He would like to know the minimum and maximum rental costs. Then we can look at the numbers. We will know if we are talking 10 or more units. It is essential that we get that plan, if we can add units to our affordable housing stock that is less that we have to worry about in the future. It would be very helpful to us.

Mr. Timson noted that the housing production plan is important and would be in favor of sending the letter.

Mr. Boynton presented the Board with an amendment to the contract for Horsley Witten Group. The Town had obtained an additional \$17,000 through a reserve fund transfer which the Board had approved on July 17, 2007. This is for the Housing Production Plan.

MOTION moved by Mr. Timson to approve the Standard Contract Amendment Form with Horsley Witten Group, Inc. for the Planned Production Plan increasing it by \$17,000, and to authorize Mr.. Boynton to sign the agreement, seconded by Ms. Winston
VOTED 3-0-0

MOTION moved by Mr. Timson to send a letter to rental owners in town asking them what they receive in rent, seconded by Ms. Winston, VOTED 3-0-0

40B Road Trip: Mr. Boynton is going to Ipswich to talk to the Selectmen about the letter we sent out.

Massachusetts Coalition of Affordable Housing (MCAH) meeting is here on September 20th at 10 a.m. here at Town Hall.

Collective Bargaining process timetable: It is time to start the process of collective bargaining. I would ask the board to put on the agenda.

Mr. Boynton has been asked to be part of a panel on protocols doing the right thing for residents who are killed in the line of duty.

MOTION moved by Mr. Timson to adjourn at 8:20 p.m., seconded by Mr. Sullivan,
VOTED 3-0-0

Respectfully submitted,

Michael F. Caron, Clerk